

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**

**Regular Meeting – Minutes**

**Wednesday, April 6, 2016 at 5:30 P.M**

**1520 Market St – Suite 2000 – Conference Room B**

Commissioners Present: Chair Dave Visintainer, Ald. Jeffrey Boyd, Patrick Brown, Rich Bradley, Jennifer Allen, Tracy Boaz, Denise Peeples, Earl Strauther

Commissioners Absent: Ald. Lyda Krewson, Michael Powers  
(3 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor; Terrill Eiland (Zoning Section)

Counsel Present: David Meyer, City Counselor's Office

Guests: Betsy Bradley, Cultural Resources Office; Karl Grice, Cynthia Duffe, Tim Person, Sean Thomas, Matt Fernandez, Terry Flanagan, Ellen O'Neill, Carly Rowe

At 5:32 p.m., Director Don Roe addressed the Commissioners and informed Chair Visintainer a quorum was present. Chair Visintainer called the meeting to order and asked for a motion on the minutes from the March 2, 2016 meeting. Commissioner Strauther moved to approve; Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Jennifer Allen, Tracy Boaz, Earl Strauther and Dave Visintainer.

The Commission took up item 9, *PDA-049-16-PRS – Demolition Decision Review from Preservation Board (54 Westmoreland Pl.) in the Central West End Neighborhood (CB 4902)*. Roman Kordal presented the item to the Commission for the Commissioners' consideration. Commissioners Allen and Strauther expressed an interest in understanding more about the underlying record they would be reviewing. Betsy Bradley, Director of the Cultural Resources Office, explained the record that her office would be compiling would include both the initial permit which was granted and the subsequent permit that was denied. She explained how the controversy arose based on the permit applications. Patrick Brown observed that it appears there was a misunderstanding and that interpreting building permit disputes is not why the Planning Commission was given review authority over demolition decisions at the Preservation Board. Earl Strauther moved to decline to take up the review, thereby affirming the decision of the Preservation Board, and Jennifer Allen seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Jennifer Allen, Tracy Boaz, and Earl Strauther; Dave Visintainer abstained.

The Commission took up item 3, *PDA-108-01-PUD – Revision of Development Plan – North Market Plan PUD, Phase 2A – Old North St. Louis Neighborhood (C.B. 633) for residences at 1323, 1325 & 1329 Monroe St.* Dick Zerega presented the resolution. The Commissioners

discussed the project and the investment and sale price for the three new houses. Alderman Boyd inquired about the design and its difference from the adjacent properties. Matt Fernandez, on behalf of the Old North St. Louis Restoration Group, responded that the neighborhood agreed that the extensive loss of original buildings supported the idea of using more diverse, modern designs for infill development. Dave Visintainer noted that historic district standards are stricter with rehabilitations than with new construction like this project. Mr. Fernandez added that the area in question is not part of a local historic district. Commissioner Brown moved to approve the Resolution, and Commissioner Strauther seconded. The motion passed by roll call vote with all present voting yes: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Jennifer Allen, Tracy Boaz, and Earl Strauther and Dave Visintainer.

The Commission took up item 8, *PDA-050-16-RDR – Nathaniel Rivers Place Area (Hamilton Heights Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2079 (CB 3807.07 & 3807.08)*. Dick Zerega presented the item. Karl Grice, Cynthia Duffe and Tim Person on behalf of the redeveloper provided further details about the development and site selection process, and the low income tax credit role. Alderman Boyd also discussed the community role in the project. The redevelopers indicated they selected the parcels for the project based on property that was actually available in the LRA inventory at the time they submitted their application. Commissioner Bradley moved to approve the Resolution, and Commissioner Brown seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

The Commission took up item 7, *PDA-034-16-RDR -- 4104-4164 DeTonty St. Area (Shaw Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2066 (CB 5310)*. Roman Kordal presented the item. After discussion regarding the site and development location, Commissioner Brown moved to approve the Resolution, and Commissioner Allen seconded. The motion passed by roll call vote with all present voting yes: Rich Bradley, Patrick Brown, Denise Peeples, Jennifer Allen, Tracy Boaz, and Earl Strauther and Dave Visintainer.

The Commission took up item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Part 1 – Adoption of Plan Amendment – 1) Opportunity Areas (OA) Analysis Study (large-scale changes from OA to other land use categories) & 2) General SLUP Amendment (changes based on approved action items)*. Dick Zerega presented the resolution. After discussion, Commissioner Strauther moved to approve the Resolution, and Commissioner Brown seconded. The motion passed by roll call vote with all present voting yes: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Jennifer Allen, Tracy Boaz, and Earl Strauther and Dave Visintainer.

The Commission next took up item 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Part 2 – Approval to Conduct a Presentation and Public Hearing at a future meeting – Opportunity Areas (OA) Analysis Study (changes from OA to other land use categories)*.). Dick Zerega presented the resolution. After discussion, Commissioner Brown moved to approve the Resolution, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

The Commission next took up item 5, *PDA-033-16-REZ – South of Busch Stadium Zoning Study Area – Rezoning by Initiation – Rezone from J, K, D & B to I Central Business District & D Multiple-Family Dwelling District – Downtown & LaSalle Park Neighborhoods (CB 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469))*. Dick Zerega presented the resolution. After discussion, Commissioner Strauther moved to approve the Resolution, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Chair Visintainer announced that an Executive Session was warranted and would entertain a motion to move to closed session to discuss matters involving legal actions, causes or litigation pursuant to Section 610.021 RSMo., as well as personnel matters. Commissioner Strauther moved to go into Executive Session, and Commissioner Allen seconded. The Executive Session began at 7:28 p.m.

Following the discussion in Executive Session at 7:41 p.m., Commissioner Brown moved to close the Executive Session and return to the regular session, and Commissioner Strauther seconded. The motion passed by roll call vote with all Commissioners present voting Aye: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peebles, Jennifer Allen, Tracy Boaz, Earl Strauther and Dave Visintainer.

Chair Visintainer noted that Don Roe was available to discuss the list of items delegated to him for approval with his analysis and recommendations, which were included with the materials provided to the Commissioners

With no further business before the Commission, Commissioner Strauther moved to adjourn the meeting and Alderman Boyd seconded, and hearing no objection, Chair Visintainer adjourned the meeting at 7:45 PM.



Dave Visintainer, Chair